

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, June 17, 2009**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Carmel High School – Alternative School**

The applicant seeks the following special use approval for an alternative school:

**Docket No. 09050007 SU Appendix A – Use Table High School in B5 district**

The site is located at 300 East Main Street and is zoned B5/Office uses. The site is not within the Old Town Overlay. Filed by William Payne of Fanning/Howey Associates for Carmel Clay Schools.

Bill Payne of Fanning/Howey presented on behalf of Carmel Clay Schools. The petitioner is requesting approval to occupy 2/3 of 2200 Sq. Ft. single story commercial building for a computer lab for students to use at Carmel High School. The building will require interior remodel starting June 2009 and completion approx. August 7. Morning and afternoon sessions will occupy 25-30 students.

**Shirley Hunter-Duke Energy**

- Passed out contact information
- Electrical Sub-panel maybe needed for additional computers
- No objections to the use

**Greg Hoyes - Hamilton County Surveyor's Office**

- No objections to this project

**Nick Redden- Engineering**

- No comments at this time

**David Lucas-Hamilton County Highway Department**

- No comments at this time

**Scott Brewer-Urban Forestry**

- No comments at this time

**Trudy Weddington-DOCS-Building and Code Services**

- No comments on the use
- Interior tenant build out will need a permit, handed out at meeting, no fees due to school project but permit will still be required

**David Littlejohn-DOCS**

- Sent comment letter, no further comments at this time

**Christine Barton-Holmes-DOCS**

- No comments at this time, sent Department Report

**Angie Conn-DOCS**

- No comments at this time

**Alexia Donahue-Wold-DOCS**

- No comments at this time

**END**

**9:15 a.m.**

**Meridian & Main (parcel 2)**

The applicant seeks the following development standards variance approvals and use variance approval:

**Docket No. 09050012 V CH.23B.08.03.A.1 - Building height under 26'/one occupiable floor**

**Docket No. 09050013 UV CH.23B.05.02.A - 100% GFA for retail; 15% permitted**

**TABLED Docket No. 09050014 V CH. 23B.08.05.A - Building footprint < 15,000 square feet**

The site is located at 1440 Main Street West and is zoned B6 within the US 31 Overlay. Filed by Joseph Scimia of Baker & Daniels and James Browning of Browning Investments for Meridian 131, LLC.

Jamie Browning presented on behalf of Browning Investments. Terry Hebert was also present from Browning Investments. 3.5 acre site with retail space. Petitioner is requesting a variance to allow for 100% GFA (currently Council approved to allow only 15% GFA). They also want a one level space but will need a variance to allow for height of building to be adjusted so they will not have a 2<sup>nd</sup> floor use.

**Shirley Hunter-Duke Energy**

-No comments at this time

**Greg Hoyes - Hamilton County Surveyor's Office**

-No objections to this project

**Nick Redden- Engineering**

-No comments at this time

**David Lucas-Hamilton County Highway Department**

-No comments at this time

**Scott Brewer-Urban Forestry**

-No comments at this time

**Trudy Weddington-DOCS-Building and Code**

-No comments at this time

-Permits will be needed at later time, will be back for ADLS approval

**David Littlejohn-DOCS**

-No comments at this time

**Christine Barton-Holmes-DOCS**

-No comments at this time, new department report will send later date

**Angie Conn-DOCS**

-No comments at this time

**Alexia Donahue-Wold-DOCS**

-No comments at this time

**END**

**9:30 a.m.**

**Docket No. 09050022 ADLS: Meridian & Main Medical Office Building (parcel 4)**

The applicant seeks design approval for a medical office building and surgery center. The site is located northeast of 131<sup>st</sup> St. & US 31 and is zoned B-6/Business within the US 31 Overlay. Filed by James Browning of Browning Investments, Inc.

Jamie Browning and Terry Hebert with Browning Investments, Andy Taylor, Fred Simmons with Simmons Architect and Alen Fetahagic with American Structure Point were in attendance for the petitioner. They are seeking approval for a 55,000 Sq. Ft., 3 story general medical office at the northeast corner of 131<sup>st</sup> (Main Street) and Meridian. The medical offices will consist of a surgical center, imagining center and physical therapy offices-mostly on the first floor. A variance will be needed due to the first floor being larger than coverage ratio percentage for a first floor building. Variances will also be needed for uses that will be conducted on the first floor.

**Greg Hoyes-Hamilton County Surveyor's Office**

- Sent letter June 16
- Will need outlet permit

**Nick Redden-Carmel Engineering**

- Still reviewing documents
- Will send comments at a later date

**Trudy Weddington-DOCS-Building and Code Services**

- Pass out contact information and permit applications
- Once infrastructure in place can start permit process

**David Lucas-Hamilton County Highway Department**

- No comments at this time

**Scott Brewer-Urban and Forestry**

- Meet with Jamie Browning and Fred Simmons prior
- Minor comments on plan
- Number of plants is concern
- Reviewing tree preservation will send final numbers to Terry Hebert
  - Fred Simmons stated street trees species will be changing but not density

**Shirley Hunter-Duke Energy**

- Requested Auto CAD file
- Passed out contact information, guidelines and service request
- Transformer location is ok, 2-4 inches
- Dedicated utility easement, where trees placed

**Alexia Donahue-Wold-DOCS**

- No comments at this time

**Christine Barton-Holmes-DOCS**

- No comments at this time

**David Littlejohn-DOCS**

- No comments at this time

**Angie Conn-DOCS**

- Sent comment letter, Responses due by July 3, 2009

**END**

**9:40 a.m.**

**Docket No. 09050023 Z: Rezone, Old Meridian & Main**

The applicant seeks approval to rezone the southwest corner of Old Meridian St. & Main St. from OM/SU-Old Meridian District Special Use to OM/MU-Old Meridian District Mixed Use. The site is located at 12960 Old Meridian St. Filed by Matt Worthley for the Carmel Redevelopment Commission.

Matt Worthley presented for the petitioner along with Bob Wilson being present for CSO Architects. MICHAEL-??? CRC would like to have the southwest corner of 131<sup>st</sup> and Meridian Street rezoned to allow for “mixed use”. Currently it is zoned as “special use”.

**Greg Hoyes-Hamilton County Surveyor’s Office**

-No objections to this project

**Nick Redden-Carmel Engineering**

-No comments at this time

**Trudy Weddington-DOCS-Building and Code Services**

-No comments at this time

**David Lucas-Hamilton County Highway Department**

-No comments on the rezone

**Scott Brewer-Urban and Forestry**

-Concerned with old gas station at this location-United Gas Station and if the area has been environmentally cleaned.

-Matt stated Phase I has been completed on underground wells

-Suggested to contact IDEM to determine if residential sites can be built

-No additional comments at this time

**Shirley Hunter-Duke Energy**

-Duke Energy will be the provider

-No objections to this project

**Christine Barton-Holmes-DOCS**

-No comments at this time

**David Littlejohn-DOCS**

-No comments at this time

**Alexia Donahue-Wold-DOCS**

-No comments at this time

**Angie Conn-DOCS**

-Sent comment letter, waiting on responses

**END**

**9:50 a.m.**

**Docket No. 09060005 TAC: AT&T Temporary Cell Tower Facility – Crooked Stick Golf Club.**

The applicant seeks TAC approval to construct a temporary wireless communications facility for the PGA Senior Open, to be held at Crooked Stick Golf Club. The site is located at 11465 St. Andrews Way, and is zoned P-1. Filed by Patrick McIlvenna of PBM Wireless Services, agent for AT&T.

David Baker with Com-Tech, Pat McIlvenna with PBM Wireless, Tracy Preble with GPD Group-engineer were present. Petitioner is seeking approval to place a temporary cell tower site at Crooked Stick Golf Club during the US Senior Open Championships.

**Greg Hoyes-Hamilton County Surveyor's Office**

- Sent comment letter prior
- Concerned with erosion control after tournament is completed

**Nick Redden-Carmel Engineering**

- Outside of jurisdiction area, no comments

**Trudy Weddington-DOCS-Building and Code Services**

- Must obtain cell tower permit
- Passed out contact information

**David Lucas-Hamilton County Highway Department**

- Driveway permit for temporary drive to tower site
- \$5,000 bond
- Drive will need to be re-seeded when tower site is removed

**Scott Brewer-Urban and Forestry**

- Suggested to have certified arborist or grounds keeper trim trees to gain access to tower site area

**Shirley Hunter-Duke Energy**

- Outside of jurisdiction area, no comments

**Christine Barton-Holmes-DOCS**

- No comments at this time

**David Littlejohn-DOCS**

- No comments at this time

**Alexia Donahue-Wold-DOCS**

- No comments at this time

**Angie Conn-DOCS**

- No additional comments at this time

**END**